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| FROM | NAME & TITLE | ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR | | |
| | SUBJECT | SITE PLAN REVIEW COMMITTEE MINUTES FOR OCTOBER 7, 2009 | | |

TO

DATE:

October 14, 2009

Captain John Carr, Fire Department
Mr. Ken Sands, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

In attendance were:

- Eric Tiso, Melvin Hicks, Anthony Cataldo, Natasha Becker, and Tamara Woods for the Department of Planning;
- Mariam Agrama and John Igwe for HCD Plans Examining;
- Kirkland Gabriel, John Thumbi and Valorie LaCour for the Department of Transportation;
- Ken Sands for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll for the Department of Public Works.

Agenda

1. 955 North Wolfe Street – New EBDI – Johns Hopkins Graduate Housing

955 North Wolfe Street – New EBDI – Johns Hopkins Graduate Housing (324 Apartments)

Zoning: B-2-3 (PUD)

Plans Date: 17 Sept 2009

Block/Lot: 1528/001

Urban Renewal: None

Environmental: Forest Conservation, Green Building Code

Historic: None

Total Site Area: ±27,261 sqft

Gross Square Footage: Not Listed

In addition to Committee Members and Planning staff, in attendance was:

- John Lecker, Forest City of Baltimore;
- John Heinrichs, Phoenix Engineering;
- Kevin Walker, Phoenix Engineering;
- Dawn Taylor, Otis Warren;
- Faith Nevins, Marks Thomas;
- Dennis Miller, EBDI;

Project Summary:

This project is part of the EBDI New East Baltimore Community, in project parcels R-9 and R-10 in the Planned Unit Development (PUD). The current consolidated parcel is 901 North Wolfe Street, but the project will have an address of 955 North Wolfe Street. The PUD Parcel R-9, at the northeast corner of North Wolfe Street and Ashland Avenue will be 20 stories in height. The PUD Parcel R-10, adjacent to the north will be eight stories in height. The development will have a first-floor retail component, with a total of 324 apartment unit above (52 4BR, 95 2BR, 113 1 BR, 64 EU).

Comments & Issues:

- Development:
 - The infrastructure for this project, such as street lighting, is already in place. Paving and striping will follow shortly.
 - This building will be served by roll-out dumpsters on the private alley.
 - For the first floor retail component, transparent glass is recommended (vs. reflective glass).
- Environmental/Landscaping:
 - Trees should be spaced at 25' intervals to match those existing on Wolfe Street, and on the master plan for EBDI.
 - The Forest Conservation program requirements were determined as a part of the PUD plan for the entire EBDI area. A phased plan (in tabular form) for the Forest Conservation program requirements need to be shown on this plan set, so the total plant material can be credited against the total required for the PUD.

- Parking/Transportation:
 - The proposed garage entrance will need to be coordinated with the graduate housing elevation.
 - Only part of the proposed 24' private alley will be two-way, this is still under study, perhaps with a clockwise flow. The committee suggested that the direction should be counter-clockwise, which would allow for more queuing space in the alley vs. on the street, plus there is the option of using North Washington Street (one-way northbound) as a secondary egress, depending on the garage design.
 - There will be some short-term parking on the private alley, mostly to assist with move-in and move-out periods a couple of times per year. This alley parking will be available at other times for service and loading purposes. Contact the Parking Authority to request a short-term loading area.
 - A Traffic Impact Study (TIS) has already been completed as a part of the PUD process.
 - North Wolfe and North Washington Streets are parts of the bikeways plan, and will require a four foot bike lane as part of their sections. Coordinate this with MTA and Nate Evans (410 396-6856) in the Department of Transportation. Bike storage will be provided in the proposed garage, as well as in some of the apartment units.
 - Contact Barry Robinson (410-396-6861) in the Department of Transportation to coordinate wayfinding for the Downtown Circulator.
- Accessibility: This project will need to meet visitability and accessibility program requirements. Contact Dr. Nollie Wood, Executive Director of the Mayor's Office of Disabilities at 443-984-3170 for program guidance.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - 173 Parking spaces will be required for this development. It will need to be available at the time this building goes to permit. They will be located on surface parking lots within the PUD area, until the proposed garage is built across the private alley to the east. At present, about 300 parking spaces are available in the comprehensive parking schedule.
- Missing Site Plan Element:
 - Show north arrow on all plans (missing from floorplan sheet).

Next Steps

- Submit two complete sets of revised plans for final approval and stamp;
- Schedule review with UDARP.

NOTE

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**